127.0	0003	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	852,300 / 852,300
					USE VALUE:	852,300 / 852,300
					ASSESSED:	852,300 / 852,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
137	-39	WILDWOOD AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOWES ROBERT E & ELAINE M/ TRS
Owner 2:	ROBERT E BOWES TRUST
Owner 3:	ELAINE M BOWES TRUST
Street 1:	26 LAKEVIEW
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BOWES ROBERT E -
Owner 2:	-
Street 1:	1010 MASS AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .114 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Wood Shingle Exterior and 2362 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4950.000	454,300		398,000	852,300
Total Card	0.114	454,300		398,000	852,300
Total Parcel	0.114	454,300		398,000	852,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.91 /Parcel: 360.91

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 81930

GIS Ref

GIS Ref

Insp Date 11/17/17

!9848!

PREVIOUS ASSESSMENT

Parcel ID: 127.0-0003-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	454,300	0	4,950.	398,000	852,300		Year end	12/23/2021
2021	104	FV	433,700	0	4,950.	398,000	831,700		Year End Roll	12/10/2020
2020	104	FV	433,800	0	4,950.	398,000	831,800	831,800	Year End Roll	12/18/2019
2019	104	FV	337,100	0	4,950.	398,000	735,100	735,100	Year End Roll	1/3/2019
2018	104	FV	326,100	0	4,950.	352,500	678,600	678,600	Year End Roll	12/20/2017
2017	104	FV	305,600	0	4,950.	295,600	601,200	601,200	Year End Roll	1/3/2017
2016	104	FV	305,600	0	4,950.	295,600	601,200	601,200	Year End	1/4/2016
2015	104	FV	271,700	0	4,950.	255,800	527,500	527,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:42:39

LAST REV

Date	Time
06/02/21	15:09:14
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9848

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOWES ROBERT E,	1573-74	1	5/27/2021	Convenience	99	No	No		
KATZ ALAN	1171-62		5/14/1997	Family	1	No	No		F

USER DEFINED

Prior Id # 1:	81930
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/28/2011	769	Re-Roof	5,500					

ACTIVITY INFORMATION

Date	Result	By	Name
11/17/2017	Meas/Inspect	HS	Hanne S
2/24/2009	Measured	372	PATRIOT
1/11/2000	Inspected	276	PATRIOT
12/6/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4950		Sq. Ft.	Site		0	70.	1.15	8									397,952						398,000	

Total AC/HA:	0.11364	Total SF/SM:	4950	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	397,952	Spl Credit		Total:	398,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV	- Average	31. %
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:		31 %

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12212229
Const Adj.:	0.98000199
Adj $ / SQ:	197.943
Other Features:	113500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	658364
Depreciation:	204093
Depreciated Total:	454271

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

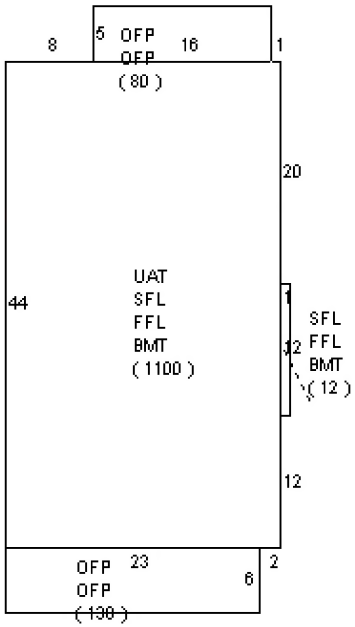
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	197.94
Special Features:	0	Val/Su Net:	112.26
Final Total:	454300	Val/Su SzAd	204.27

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,112	59.380	66,034
FFL	First Floor	1,112	197.940	220,112
SFL	Second Floor	1,112	197.940	220,112
OFP	Open Porch	436	19.880	8,667
UAT	Upper Attic	275	108.870	29,939

Net Sketched Area: 4,047 | Total: 544,864

Size Ad 2224 | Gross Area 4872 | FinArea 2362

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0003-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: